

056.A

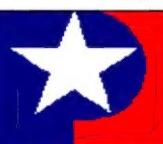
0014

0005.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
253,500 / 253,500  
253,500 / 253,500  
253,500 / 253,500
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 14 |        | OLD COLONY LN, ARLINGTON |

**OWNERSHIP**

Unit #: 5

Owner 1: OLD COLONY REALTY PARTNERS LLC

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R5   | APTS LOW    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6039  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 253,500        |            |            | 253,500     |                   | 151338    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 10/11/17  |

Source: Market Adj Cost Total Value per SQ unit /Card: 347.26 /Parcel: 347.26 Entered Lot Size Total Land: Land Unit Type:

Parcel ID: 056.A-0014-0005.0

!4812!

**USER DEFINED**

|                |                   |
|----------------|-------------------|
| Prior Id # 1:  | 151338            |
| Prior Id # 2:  |                   |
| Prior Id # 3:  |                   |
| Prior Id # 1:  | 12/30/21 01:11:05 |
| Prior Id # 2:  |                   |
| Prior Id # 3:  |                   |
| Date           | Time              |
| 04/26/18       | 11:44:25          |
| mmcmakin       |                   |
| 4812           |                   |
| ASR Map:       |                   |
| Fact Dist:     |                   |
| Reval Dist:    |                   |
| Year:          |                   |
| LandReason:    |                   |
| BldReason:     |                   |
| CivilDistrict: |                   |
| Ratio:         |                   |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 253,500    | 0         | .         | .          | 253,500     | 253,500       | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 249,900    | 0         | .         | .          | 249,900     | 249,900       | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 242,800    | 0         | .         | .          | 242,800     | 242,800       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 223,500    | 0         | .         | .          | 223,500     | 223,500       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 184,800    | 0         | .         | .          | 184,800     | 184,800       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 171,900    | 0         | .         | .          | 171,900     | 171,900       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 171,900    | 0         | .         | .          | 171,900     | 171,900       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 162,000    | 0         | .         | .          | 162,000     | 162,000       | Year End Roll | 12/11/2014 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date     | Sale Code  | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|----------|------------|------------|----|-----|-------|-------|
| CARR DAVID W/EX | 61727-310 |      | 5/2/2013 | Mult Lots  | 20,035,000 | No | No  |       |       |
| WILFERT DAVID P | 61727-302 |      | 5/2/2013 | Mult Lots  | 100        | No | No  |       |       |
| KATZ DONALD     | 29872-471 |      | 3/3/1999 | Intra-Corp | 68,913     | No | No  | L     |       |

**BUILDING PERMITS**

| Date       | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result   | By  | Name    |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|------|----------|-----|---------|
| 10/11/2017 |        |         |        |     |            |          |            |         |      | Measured | DGM | D Mann  |
| 5/6/2000   |        |         |        |     |            |          |            |         |      |          | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

